

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



View from southeast.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

Assessor's Number USGS Quad Area(s) Form Number

5-260

ORLEANS

EAS.735

Town/City: Town of Eastham

Place: (*neighborhood or village*): North Eastham

Address: 5145 State Highway

Historic Name: Asa G. & Chloe N. Nickerson House

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1860-1875

Source: deeds, maps, visual analysis

Style/Form: late Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood shingle/wood

Roof: asphalt shingles

Outbuildings/Secondary Structures: converted outbuilding to cottage

Major Alterations (*with dates*): several early additions (dates unknown)

Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.67 acre

Setting: The subject property is located on the west side of State Highway/Rt. 6, one (vacant) lot south of Wampum Lane. The land uses in the vicinity include residential and commercial, with an office building immediately east across the highway, a motel to the northeast and single family residential properties to the west and south.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

5145 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.735

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The configuration of the house at 5145 State Highway shows the evidence of an older home oft expanded and/or modified to meet the needs of various occupants over time. (See image of footprint, below, with development phases.) The house is difficult to view from the right-of-way due to the heavy vegetation surrounding it, but the aerial photo (see below) reveals multiple roofs, indicators of several additions. The original house appears to be the 1½ -story gable-roofed section on the right (north) that has a one-story gabled and slightly recessed service wing off its left (south) side. Its scale and form suggest a late Greek Revival-style house rather than a house built in the 1870s, which most likely would have had a front gable form.¹ (See historical narrative below.) A two-story (or possibly 1½-story) cross-gabled (west) wing off the rear of the service wing is likely the second addition made. It has a large exterior chimney on its back wall. A front porch with shed roof was probably another early addition; it extends about halfway across the front of the service wing and was enclosed/glazed early on with multi-light casement and two-over-six double hung windows above a kneewall. A shed dormer was added at some point to the main house block. Other additions include a one-story shed roof extension off the left (south) side of the rear wing that introduced a new front entrance and one off the right (north) side, behind but separate from the main house section. Most of the entire building is clad with wood shingle siding, painted white, but at least one wall has metal clapboard siding (south side of service wing). Many of the windows are outfitted with shutters.

A small “cottage” located behind the house is likely a conversion of an early accessory building—small shed or animal shelter. It is one story with a gable roof and a two-bay front facade. A fenced area is located to its right (north). There are at least two types of fences on the property. A white-painted picket fence defines the entranceway into the shed-roofed addition. Wood privacy fencing is located along the front property line, as well as in the rear yard. The only reference to building permits for this property is a note in the Assessor’s file for fencing dated March 10, 2000, but no details are provided.

The property has two curb cuts onto State Highway, allowing for a double looped gravel driveway south of the house.

HISTORICAL NARRATIVE

The house at 5145 State Highway was built sometime in the period from 1860 to 1875. The earlier year is suggested by visual analysis of the house.² The latter year is when Eastham fisherman Asa G. Nickerson married Chloe N. Horton Daniels, which may have been the impetus for its construction.³ (Both Asa and Chloe had been previously married.) She was the daughter of Cushing and Mehitable Knowles Horton of Wellfleet. The land was very likely Horton family land.⁴ Born about 1829, Asa Nickerson was the son of mariner Samuel and Rowena Mayo Nickerson. The 1880 census shows him as a forty-eight-year-old fisherman living with his wife Chloe, then forty along with children from his earlier marriages (Nettie, Abbie, and Lottie), his wife’s son (Frank O. Daniels, born in 1874) and his mother Rowena, then seventy-five years old. Two of Chloe Nickerson’s older children, George H. and Charles C. Daniels, lived nearby with her brother Winslow T. Horton in 1884.

The year he died, 1896, Asa Nickerson deeded the subject property to his stepson Frank O. Daniels.⁵ The 1900 census shows his widow Chloe in the house at 5145 State Highway with her son, Frank, who was then working as a farmer. She was working as a nurse. Tax records for 1902 show Frank Daniels with a house valued at \$200, a barn worth almost as much, a hen house, a scallop house, and more than 100 acres in various tracts.⁶ She died in 1914, and Frank Daniels died at Massachusetts General Hospital in 1915; he had been working as a motorman in Boston about that time. In July 1916 his brother Charles Daniels sold the eight-acre parcel with its house and outbuildings to Rebecca Lee, and the property changed hands twice before June 1920 when George E. Hardwick acquired part of the parcel with its buildings.⁷

George Edward Hardwick was born in 1879 in Quincy, the son of Edward and Flora Simpson Hardwick. Edward was a grocer. By 1900 George was working as a machinist. Two years later he married Nellie Clements, a Quincy native then working as a clerk. In 1910 Hardwick was a rivet factory foreman, and his Quincy household included his wife; their five-year-old daughter, Flora; a nephew, and his mother-in-law, Hannah Clements, who had emigrated from England in 1869. Tax records for 1926 show Hardwick had moved permanently to North Eastham. He owned a two-acre homestead lot, a house worth \$850, a garage, woodhouse, and some poultry; he also owned six other acres of “village land.” The 1929 directory shows him as a laborer living on King’s Highway, and by 1930 he was working as a janitor at the Eastham town hall, schools, and public library.

¹ An inspection of the interior and its structural components would be needed to more closely determine its construction date.

² The 1858 Walling Map of Eastham does not depict the house, but visual analysis suggests that is still in the Greek Revival style; thus c. 1860 may be the correct time frame for its construction.

³ The 1880 Walker Map of Eastham labels the property in this vicinity “A. Nickerson”

⁴ The 1858 Walling Map of Eastham notes several Horton tracts in this vicinity.

⁵ Asa G. Nickerson to Frank O. Daniels, 5 February 1896, Barnstable County Registry of Deeds (hereafter cited as BCD) 220:491.

⁶ Despite Asa Nickerson having conveyed the property to his son-in-law, “Mrs. C. Nickerson” is the property label on the 1910 Walker Map of Eastham.

⁷ Charles C. Daniels to Rebecca Lee, 18 July 1916, BCD 348:376; Lee to Howard W. Gill, 18 August 1919, BCD 370:18; Gill to George E. Hardwick, 29 June 1920, BCD 375:155.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

5145 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.735

By January 1945 both George Hardwick and his wife had died, and the property had passed to their married daughter Flora Gill, who was then living in Clearwater, Florida. She and Nellie Hardwick's estate sold the property to Lillian M. Thompson of Newton, whose husband, Robert, worked as an engineer for the Metropolitan District Commission. In 1949 they transferred title to 5145 State Highway to their married daughter, Lois Thompson Hayes. She sold it in 1956 to Iver N. and Eileen M. Johnson of Boston. Iver Johnson was then planning a residential subdivision just north of 5145 State Highway, originally ten lots along the newly created Wampum Lane. The next year the Johnsons sold 5145 State Highway to Walter H. and Marion H. Brockner of River Edge, New Jersey. No deed has been indexed in which the Brockners sold the property, but in 2001 Dannie and Irene N. St. Aubin owned it and sold it to current owners John A. and Alison W. Collins.⁸

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Deeds and Subdivision Maps.

Deyo, Simeon L., ed. *History of Barnstable County, Massachusetts, 1620-1890*. New York: H. W. Blake, 1890.

Dudley, Dean (1823-1906). *Historical Sketches of the Towns and Cities of Plymouth and Barnstable Counties, Mass.* Wakefield, MA: Dean Dudley, 1873.

Town of Eastham Tax Commitment Books. 1902-57.

Freeman, Frederick (1799-1883). *The History of Cape Cod: The Annals of Barnstable County and of its Several Towns, Including the District of Mashpee*. 2 vols. Boston : Printed for the author by Geo C. Rand & Avery, 1860-1862.

Kittredge, Henry C. *Cape Cod: Its People and Their History*. 1930. Reprint. Orleans, MA: Parnassus Imprints, 1968.

Lowe, Alice Albert. *Nauset on Cape Cod: A History of Eastham*. Falmouth, MA: Eastham Historical Society. 1968.

Massachusetts Department of Conservation, Cape Cod Commission, and Boston University. *Heritage Landscape Inventory Report: Eastham, Massachusetts*. Massachusetts Heritage Landscape Inventory Program, December 2010.

Massachusetts Historical Commission. "Reconnaissance Survey Report: Eastham." Typescript, Massachusetts Historical Commission, Boston, 1984.

McKenzie, Matthew. *Clearing the Coastline: The Nineteenth-Century Ecological and Cultural Transformation of Cape Cod*. Hanover, NH, and London: University Press of New England, 2010.

Pratt, Enoch. *A Comprehensive History, Ecclesiastical and Civil of Eastham, Wellfleet and Orleans, County of Barnstable, Mass., from 1644-1844*. Yarmouth, MA: W. S. Fisher and Company, 1844.

Thompson, Elroy Sherman. *History of Plymouth, Norfolk and Barnstable Counties, Massachusetts*. 3 vols. New York: Lewis Historical Publishing Company, 1928.

Trayser, Donald G. *Eastham, Massachusetts, 1651-1951: Eastham's Three Centuries*. Lexington, MA: Hancock Press for Eastham Tercentenary Committee, 1951.

MAPS

Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.

Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray. Boston: Stedman, Brown and Lyon, 1871.

Atlas of Barnstable County, Massachusetts. Boston: George H. Walker and Co., 1880.

Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888. Boston: Commissioners of the Commonwealth, 1890.

Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

SUPPLEMENTARY IMAGES

⁸ Flora Gill to Lillian M. Thompson, 6 January 1945, BCD 623:552; Frank D. Coffman, administrator estate Nellie Hardwick, to Thompson, 30 January 1945, BCD 623:554; Robert O. and Lillian M. Thompson to William Harold and Lois Thompson Hayes, 29 March 1949, BCD 717:428; Hayeses to Iver N. and Eileen M. Johnson, 13 December 1956, BCD 962:449; Johnsons to Walter H. and Marion H. Brockner, 27 August 1957, BCD 984:444; Dennis A. and Irene N. St. Aubin to John W. and Alison W. Collins, 17 December 2001, BCD 14589:156. See also "Plan of Lands of Frank W. Nightingale and George E. Hardwick at North Eastham, Mass.," October 1931, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 45:5, and "Subdivision of Land in Eastham (North) Belonging to Iver N. Johnson," January 1951, BCD 134:135.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

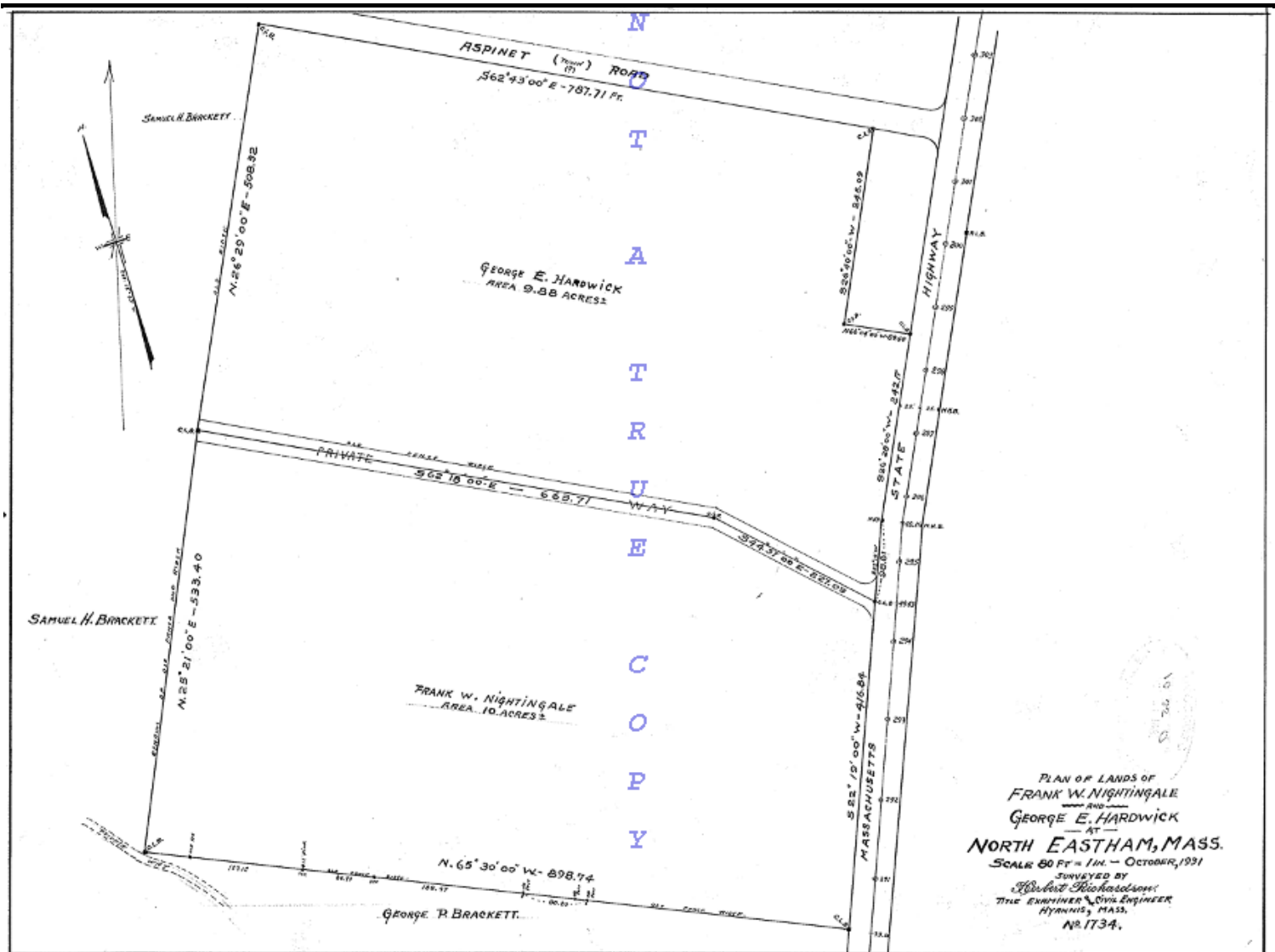
5145 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.735



This 1931 plan shows the 9.88-acre parcel that included the subject property (labeled George E Hardwick, top) and was probably made to clarify boundaries; no house is depicted on either lot though the house on the subject property was nearly 50 years old by that time. The "Private Way" allows for the southerly driveway access to 5145 State Highway.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

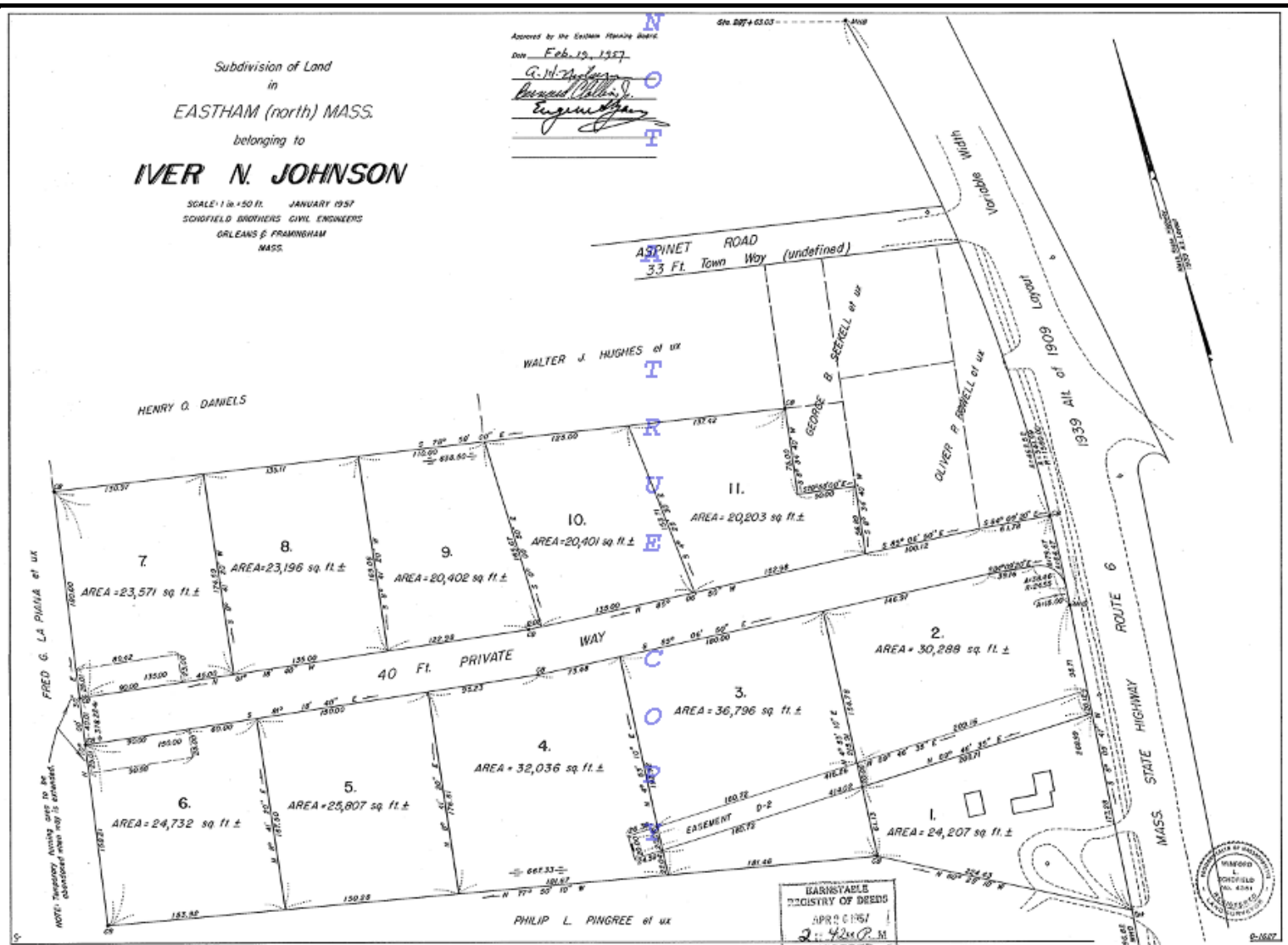
5145 STATE HIGHWAY

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EAS.735



The 1951 Johnson plan (BCP 134:135) shows 5145 State Highway as Parcel 1.

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

5145 STATE HIGHWAY

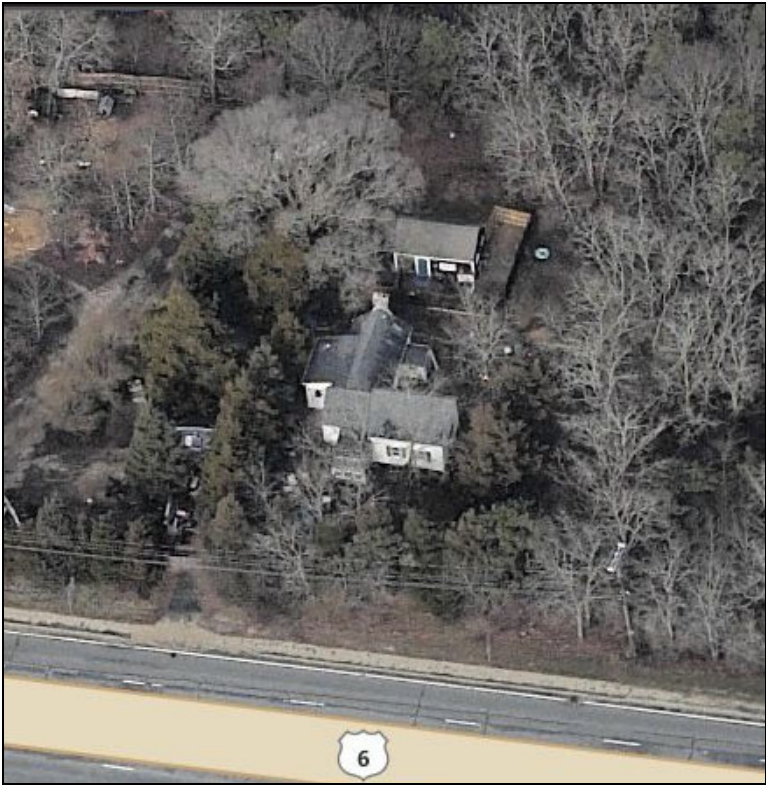
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	EAS.735
--	---------

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



Aerial view from east (photo courtesy of Bing Maps online).



RIGHT: Probable development phases of house: green=original house; deep blue=earliest addition; light blue=early porch addition; purple=20th century addition; red=probably latest addition.



View from south, left, reveals the south end of the original service wing and a portion of the shed-roofed addition. The Assessor's photo, right, shows additional detail of the front porch and south side addition.

